

RESOLUTION NO. A-\_\_\_\_\_

SPECIAL PERMIT NO. 1869

1 WHEREAS, the Council Building Association has submitted an application  
2 designated as Special Permit No. 1869 for authority to develop Knights Court Community  
3 Unit Plan consisting of 25 dwelling units on property located at 5900 South Street, and  
4 legally described to wit:

5 Outlot A, Park Manor South, located in the Northwest Quarter  
6 of Section 33, Township 10 North, Range 7 East of the 6th  
7 P.M., Lancaster County, Nebraska;

8 WHEREAS, the real property adjacent to the area included within the site  
9 plan for this community unit plan will not be adversely affected; and

10 WHEREAS, said site plan together with the terms and conditions hereinafter  
11 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal  
12 Code to promote the public health, safety, and general welfare.

13 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
14 Lincoln, Nebraska:

15 That the application of the Council Building Association, hereinafter referred  
16 to as "Permittee", to develop Knights Court Community Unit Plan consisting of 25 dwelling  
17 units, on the property legally described above, be and the same is hereby granted under  
18 the provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon  
19 condition that construction and operation of said community unit plan be in strict  
20 compliance with said application, the site plan, and the following additional express terms,  
21 conditions, and requirements:

1                   1.     This permit approves 25 dwelling units of elderly housing on 26 lots  
2     and grants a 36% density bonus for elderly or retirement housing.

3                   2.     Before receiving building permits:

4                   a.     Ornamental street lights for private roadways and pedestrian  
5                   way easements must be approved by LES.

6                   b.     The construction plans must conform with the approved plans.

7                   c.     A reproducible final site plan with five copies must be supplied  
8                   to the Planning Department.

9                   d.     Final plats within Knights Court must be approved by the City.

10                  e.     The required easements as shown on the site plan must be  
11                  recorded with the Register of Deeds.

12                  f.     Construction plans must conform with the Design Standards  
13                  for Density Bonuses Section 2 - General Standards.

14                  3.     Before occupying the dwelling units all development and construction  
15     must be completed in conformance with the approved plans.

16                  4.     All privately-owned improvement must be permanently maintained by  
17     the Permittee or an appropriately established homeowners association approved by the  
18     City Attorney.

19                  5.     The site plan approved by this permit shall be the basis for all  
20     interpretations of setbacks, yards, locations of buildings, location of parking and circulation  
21     elements, and similar matters.

22                  6.     The terms, conditions, and requirements of this resolution shall be  
23     binding and obligatory upon the Permittee, its successors, and assigns. The building

1 official shall report violations to the City Council which may revoke the special permit or  
2 take such other action as may be necessary to gain compliance.

3 7. The Permittee shall sign and return the City's letter of acceptance to  
4 the City Clerk within 30 days following approval of the special permit, provided, however,  
5 said 30-day period may be extended up to six months by administrative amendment. The  
6 City Clerk shall file a copy of the resolution approving the special permit and the letter of  
7 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the  
8 Permittee.

9 8. The Permittee must annually certify that all occupied dwelling units are  
10 occupied by individuals meeting the requirements for elderly or retirement housing.

11 9. Approval of this permit voids and rescinds Special Permits #528, 713,  
12 713A, 751, 751A, and 751B.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Staff Review Completed:

\_\_\_\_\_  
Administrative Assistant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2001:

\_\_\_\_\_  
Mayor